127.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	873,200 / 873,200
					USE VALUE:	873,200 / 873,200
					ASSESSED:	873,200 / 873,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRAGANOS GEORGE A/TRUSTEE
Owner 2:	GEORGE AND MARY TRAGANOS 2009
Owner 3:	FAMILY TRUST
Street 1:	25 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TRAGANOS GEORGE A & MARY L -
Owner 2:	-
Street 1:	25 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,100 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Wood Shingle Exterior and 2709 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5100.000	468,700	3,400	401,100	873,200
Total Card	0.117	468,700	3,400	401,100	873,200
Total Parcel	0.117	468,700	3,400	401,100	873,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.37 | /Parcel: 322.3

Legal Description

User Acct 81592

GIS Ref

GIS Ref

Insp Date 06/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 127.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	468,800	3400	5,100.	401,100	873,300	873,300	Year End Roll	12/18/2019
2019	104	FV	365,200	3400	5,100.	401,100	769,700	769,700	Year End Roll	1/3/2019
2018	104	FV	365,200	3400	5,100.	355,300	723,900	723,900	Year End Roll	12/20/2017
2017	104	FV	342,800	3400	5,100.	298,000	644,200	644,200	Year End Roll	1/3/2017
2016	104	FV	342,800	3400	5,100.	298,000	644,200	644,200	Year End	1/4/2016
2015	104	FV	305,900	3400	5,100.	257,900	567,200	567,200	Year End Roll	12/11/2014
2014	104	FV	305,900	3400	5,100.	249,300	558,600	558,600	Year End Roll	12/16/2013
2013	104	FV	318,100	3400	5,100.	237,200	558,700	558,700		12/13/2012

!9812!

PRINT

Date	Time
12/11/20	00:13:31

LAST REV

Date	Time
06/08/18	08:45:35

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9812

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRAGANOS GEORGE	69276-289		5/15/2017	Convenience	1	No	No		MARY L TRAGANOS D.O.D. 12/5/2015 BK69276 PG28
	9913-586		10/16/1961		23,500	No	No		N

USER DEFINED

Prior Id # 1:	81592
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2018	Inspected	CC	Chris C
5/11/2018	MEAS&NOTICE	BS	Barbara S
11/3/2008	Meas/Inspect	189	PATRIOT
11/29/1999	Meas/Inspect	264	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5100		Sq. Ft.	Site		0	70.	1.12	8									401,100						401,100	

Total AC/HA: 0.11708 | Total SF/SM: 5100 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 401,100 | Spl Credit | Total: 401,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06469190
Const Adj.:	0.98990101
Adj $ / SQ:	179.170
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	679307
Depreciation:	210585
Depreciated Total:	468722

COMMENTS

FRPL SFL NON-FUNC. OF=SINK IN BMT. 1 ROOM IN ATC..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	6	2	1
Totals			
2	12	4	

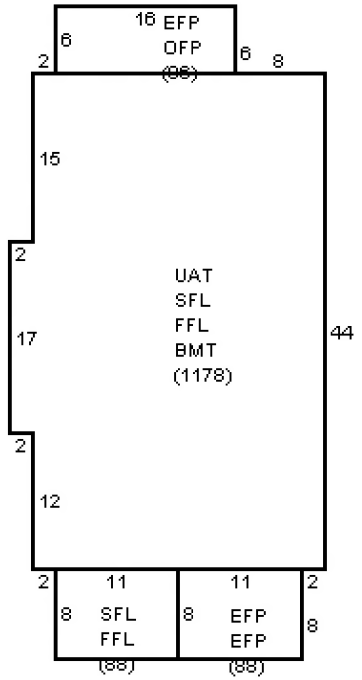
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.17
Special Features:	0	Val/Su Net:	107.18
Final Total:	468700	Val/Su SzAd	185.11

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,266	179.170	226,829
SFL	Second Floor	1,266	179.170	226,829
BMT	Basement	1,178	53.750	63,319
UAT	Upper Attic	295	103.920	30,604
EFP	Enclos Porch	272	36.860	10,025
OFP	Open Porch	96	33.350	3,201

Net Sketched Area:	4,373			Total:	560,807
Size Ad	2532	Gross Are	5256	FinArea	2709

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	F	FR	1930	20.08	T	50	104			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc